

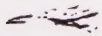
94-00215

Draft Fort Bragg General Plan Implementation Program

Prepared for the
City of Fort Bragg, California

by
Robert Williams Associates/Moore Research
(a Joint Venture)

of
Larkspur and Santa Rosa, California


on
August 14, 1980

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II. Introduction

While the General Plan identifies the overall framework for development within the City, it must be implemented through strategies which can translate its goals, objectives and policies into practical actions. That is the purpose of this implementation document. Many of the General Plan elements contain implementation recommendations within them. Where this is not the case, and where existing City ordinances and policies need to be brought into conformance with the General Plan, those issues will be addressed within this document.

The implementation program contains the following substantive sections:

Relationship of the General Plan, Capital Improvement Program and Annual Budget. This section discusses how a community's general plan should relate to it's capital improvement program and annual budget.

Annexation and Capital Improvements Staging Plan. This section deals with several related issues: where and when to annex lands to the City and how that process is tied in with the staging of capital improvements.

Zoning Ordinance. This section evaluates the existing zoning ordinance for conformance with the General Plan and recommends changes as the General Plan requires.

Subdivision Ordinance. Here the present subdivision ordinance is examined and if changes in it are required by virtue of General Plan recommendations, they are specified.

Environmental Review. The City's environmental review ordinance has been analyzed to see whether or not additions or other corrections are required by programs or policies set out in the General Plan.

Building Code and Enforcement. The Uniform Building Code is used by the City as its building code. This section examines it to discover if it is adequate, given the provision of the new General Plan.

Intergovernmental Relationships. Outlining the political and administrative environment in which the Plan functions is undertaken in this section. Implementation strategies are presented in areas of shared jurisdictional concern.

Planning Procedures and Data Base Maintenance. In order to successfully implement and update the General Plan, certain planning procedures and data requirements must be met. This section lists them as well as other steps the City can employ to maintain its data base.

Historic Preservation. This section presents the steps necessary if the City wishes to implement the historic preservation program in the General Plan, such as establishing historic districts, an historic preservation ordinance, a community preservation board, etc.

Safety and Seismic Safety. This section identifies the implementing techniques which need to be developed by virtue of the results of safety and seismic safety analyses reported in the General Plan.

Noise. Likewise, the noise element analyses call for the implementation of noise monitoring programs, etc., which are spelled out in this section.

Housing Programs for meeting the housing-related needs identified in the General Plan, as well as a variety of energy conservation techniques, are presented here.

Energy Conservation. Approaches to conserving energy are presented.

III. Relationship of the General Plan, Capital Improvement Program and Annual Budget

Although their subject matter focuses differ somewhat also, a city's general plan, capital improvement program, and annual budget may be looked at as steps along the same continuum. They each deal with the breadth of municipal life; however, the general plan has a much more distant time horizon and is therefore more general than others city planning documents.

The city general plan has as it's purpose to provide a consistent overall direction and set of policies that embodies the community's goals for the future. As such, it should act as a guideline by which more specific city actions are evaluated for consistency with broader community goals.

The City's new General Plan has a time frame ending in 1995. Still, the General Plan should not deal with its specified time frame and then "go blind". Instead it should become increasingly general and flexible as it's expectations and assumptions about the future become increasingly tenuous. Thus social, economic, and environmental trends that may go beyond 1995 need to be considered, but not given nearly the emphasis of the community's known needs for the immediate future.

In order that the City's General Plan remain consistent with the current desires of Fort Bragg residents and take advantage of current information available about the community, it must be revised on a timely basis. The State's new Draft General Plan Guidelines recomend "a major review of the entire general plan at least every two to four years", and the housing element must be reviewed at least every five years. The Government Code requires the City's Planning Agency to submit an annual report to the City Council on the status of the plan and on steps being taken to implement it. The Government Code also limits cities to no more than three general plan amendments per year. We recommend the following levels of general plan review and/or revision:

1. Comprehensive Revision. A comprehensive general plan revision should be accomplished every five years. If such revisions occur starting in years ending with two's and seven's, best use of United States census information can be made. If the planning program is scheduled to run through a calender year, funds may be budgeted for the plan in two budget years, thus smothing out the fiscal effect of the planning program.

2. Major Revisions. Major revisions should occur, if needed, midway between comprehensive revisions -- that is, starting in the summer or fall of years ending with four's and nine's. Such updates should have a clearly defined scope established by the Planning Commision and City Council. In addition to reviewing the minor General Plan Amendments that have occurred since the last comprehensive revision and making any revisions neccessary to the General Plan itself, the major update process should begin to identify needed areas of emphasis for the next comprehensive update.

3. Annual Report. The Annual Report, consistent with it's statutory mission, should summarize the changes made in the General Plan, and identify those planning matters which require action in the coming year and/or at the time of the next Major or Comprehensive General Plan Revision.

4. Minor Amendments. These amendments are often prompted by specific development proposals.

The capital improvement program typically is prepared annually, covers a four to seven year period, and focuses on the timing and sources of funds for facilities such as roads, parks, public buildings, and water and sewer plants. Thus, the capital improvement program usually plays a major role in the short to mid-range future of community development activities in a city.

In years past, Fort Bragg has not prepared a formal Capital Improvement Program; however, one is now being prepared and future Capital Improvement Programs are expected. State law requires that decisions on Capital Improvements be reviewed for consistency with the City General Plan. As Fort Bragg's Capital Improvement Programs are prepared a serious review of how they can help implement the City's General Plan should occur.

The annual budget also plays a role in the implementation of the General Plan. It does so in allocating funds for infrastructure improvements, in funding rehabilitation projects, transportation services, and zoning and planning enforcement, administration and special studies. As these expenditures decisions are made the framework set out in the General Plan should be kept in mind.

IV. Annexation and Capital Improvements Staging Plan

A. Introduction

An effective staging strategy for Fort Bragg is a vital component of the implementation program. Staging involves the consideration of several interdependent factors of growth, e.g. the location, direction and extent of development in relation to community resources. Resources can take a variety of forms including people, skills, private funding, public capital project capabilities, land availability and capacity for development, etc. The interplay of these factors provides us with an overall staging strategy that is appropriate to the General Plan's Limited, Phased Expansion posture.

The General Plan and the implementation program both cover a 15-year plan period from 1980 to 1995. Within the plan period are three 5-year sub-periods, or stages. The proposals contained in the General Plan are scheduled within one or more of these sequential stages and are highlighted in the next sections.

An effective strategy will deal first with identified priority issues and will ascertain those problems or opportunities within the community that can be attacked concurrently or that require some prerequisite actions. One of the more vexing constraints upon implementation is funding. It is unlikely that local finances would be sufficient to move aggressively on the backlog of community needs identified in the General Plan during the initial stage of 1980-1985. However, comprehensive action programs, together with selected and funded development or improvement programs, are achievable in each stage of implementation. The proposed strategy reflects that concern.

B. Staging Period 1980-1985

1. An insufficient supply of land ready and available for development restricts Fort Bragg's housing and employment opportunities. Early implementation efforts should be focused in three areas: a) the expansion and improvement of industrial land areas north of Pudding Creek, b) the expansion and improvement of residential land areas east of Central Fort Bragg, and c) further improvements in the Noyo Harbor and Highway 1-Highway 20 areas.

The constraints of adequate water supply with sufficient water pressure apply to all three areas of expansion, but the priority for implementation suggests early water improvements for the residential land areas east of Central Fort Bragg, then the mixed development in the Noyo Harbor-Highways 1 and 20 sector, followed by service north of Pudding Creek for industrial and visitor-serving growth.

Traffic congestion also restricts development, especially in the Harbor area and on Highway 1 between Cypress Street and Highway 20. Needed improvements in these areas include additional traffic signals, controls on access, egress, and on-street parking, and some additional turning lanes. These improvements should be made at the time additional development occurs in these areas.

2. Annexations should require that adjustments be made in the community service district boundary with the objective of making the district boundary and the city limits coterminous.

3. Community and neighborhood park facilities serving existing Central Fort Bragg should be acquired and developed. The priority need is for active play facilities, e.g. ball fields, exercise courses. It is assumed that the principal mechanism for achieving improvements will be continued joint programs of the School District and the Park and Recreation District. The College District could beneficially participate, once their branch center is located and development begins.

4. A branch center site for the College of the Redwoods Education Center will be chosen and initial campus facilities provided (may include use of temporaries).

5. Initial development of a County Branch Administration Center will be completed and the County courts and Sheriff's office relocated along with most other County services serving the coastal region. Joint use of the existing City public safety facilities may also fill the Sheriff's office needs.

6. Downtown improvements should be completed in keeping with the Central Business District Precise Plan, including increased business opportunities, off-street parking, pedestrian walkways and open plazas.

7. Vehicular access to Glass Beach should be restored and improved in cooperation with Georgia-Pacific.

8. Caltrans widening of Main Street will be completed. The City should be assured that adequate provision for left turns off of Main Street into the downtown area has been considered in order to facilitate the Precise Plan recommendations.

C. Staging Period 1985-1990

1. Fort Bragg's water supply from the Newman Gulch area should be increased through improvements recommended by the City Engineer. If the community college is built in the planning area but south of the Noyo River, a water storage tank may be needed east along Highway 20 or in the Simpson Lane area.

2. The regional riverfront lineal parks and oceanfront park should be acquired. Nature trails, biking and equestrian trail systems should be provided for early public access along the Noyo and from Otis Johnson Park into the Pudding Creek system.

3. The present community recreation center should be relocated and a new center constructed at Green Memorial Field.

4. North Harbor Drive loop road should be constructed including a westerly extension under the Noyo River bridge to serve the proposed oceanfront park and beach, then northerly to make an intersection with Main Street.

5. Monson Way should be widened and improved to evacuation route standards and extended southerly across the Noyo River to connect with Hanson Road - Benson Road - Highway 20.

6. Chestnut Street should be extended easterly to an intersection with Monson Way extended south.

7. Laurel Street should be widened and improved to collector street standards east of Otis Johnson Park.

D. Staging Period 1990-1995

1. Monson Way should be improved to evacuation route standards and extended northerly from Laurel Street across Pudding Creek to intersect Pudding Creek Road.

2. City Hall should be reconstructed on its present site with a adjacent City lands included in the project, or relocated to the County Branch Administration Center.

3. Hare Creek Lane should be widened, improved and extended northerly to intersect Highway 20.

4. Suburban area neighborhood parks should be acquired and developed.

5. A general aviation airport should be developed north of Airport Road under private or municipal auspices at such time as a) industrial and recreational/tourism demands warrant the field, and b) the Georgia-Pacific airstrip is closed.

7. Zoning Ordinance

The revised December 15, 1977, Fort Bragg Zoning Ordinance has been evaluated for its appropriateness in the implementation of this General Plan update. The primary conclusions of the evaluation included:

A. The specific plan regulations regarding future street width lines, official plan lines, setback lines and variance procedures are appropriate but should be verified by counsel against current California Planning and Zoning Laws.

B. Residential densities in the 1980 General Plan can be compared with the 1977 Zoning Ordinance residential classifications based upon equivalent land uses in dwelling units per acre, as follows:

<u>1980 General Plan</u>		<u>1977 Zoning Ordinance</u>	
Urb. Multifamily	15-24/acre	Apartment-Prof. (R-4)	29.0/acre
Garden Apartment	6-15/acre	Res. Multiple (R-3)	29.0/acre —
Duplex/triplex	6-12/acre	Res. Two-Fam. (R-2)	14.5/acre
Urb. Single Family	3-6/acre	Res. One-Fam. (R-1)	7.3/acre
Suburban Sing. Fam.	1-3/acre	Residen. Subur. (R-S)	1.1/acre
Country Single Fam.	1/acre to 10 acres	Agric. Exclu. (A-E)	1.0/four acres

The zoning ordinance dwelling units per acre reflect maximum densities based upon minimum lot or parcel size. As with many general plans, the 1980 Plan suggests a range of densities within each residential classification to provide flexibility and to accommodate varying land development situations without negating intent.

C. It is important that the Intent Clause for each zoning classification, whether principal or combining, be explicit concerning the purpose of the zone. These are indicated in the present zoning ordinance under the title "Generally" and, although quite brief, are clear as to the basic intent and purpose.

D. Upon revision to conform to the adopted General Plan, the zoning ordinance should deal with mobile home parks as a form of permanent housing where design standards and amenities should apply equivalent to those required in garden apartment developments.

E. The 1977 zoning includes only three commercial zones whereas the 1980 General Plan suggests five. The additional categories in the plan include the central business or downtown area, which complements the Precise Plan developed for the district and the general commercial category. The three existing neighborhood, community and highway commercial zones fulfill the intentions of the General Plan update but will need some reconsideration of permitted land uses and development standards. The intent clauses of the existing neighborhood, community and highway commercial zones are acceptable. The intent clause of the proposed downtown and general commercial

classifications should stem from the General Plan wording for those land use categories.

Typical permitted uses to be encouraged in each of the five 1980 General Plan commercial land use classifications include:

Neighborhood Commercial: small retail, personal service and convenience outlets, e.g. bakeries, barbershops, beauty salons, banks, delicatessens, book, clothing and shoe stores, dry cleaning outlets, coin-operated laundries, drug and food stores, florists, hardware and small appliance stores, restaurants/coffee shops, variety stores, greeting cards and gifts, shoe and small appliance repair, crafts and framing shops, liquor and wine outlets, etc.

Community Commercial: antique and art galleries, paint and wallpaper stores, music, photo and record stores, pet shops, bicycle sales and repair, TV sales and repair, dental/medical labs, bowling alleys, raquetball courts, secondhand goods, carpet and flooring stores, business/office equipment, stationary stores, fast printing, travel agencies, health spas, funeral homes, etc.

General Commercial: automotive and service related outlets, retail contract sale stores, home improvement, paint or carpeting sales, offices, minor apparel stores, and major food outlets.

Highway and Visitor-Service Commercial: equipment rental, RV sales, auto sales and repair, tire, muffler and battery shops, motels, restaurants, boat sales, nursery and garden supplies, building supplies, service stations, car wash, auto parts, drive-in food service, small animal hospitals and boarding kennels, etc.

Downtown Commercial: comparative retail and specialty outlets, e.g. large appliance and furniture stores, department stores, entertainment facilities (theaters, motion pictures), clothing and apparel stores, financial outlets, etc.

F. The two industrial zones in the 1977 ordinance indicate classifications of "light industrial" and "heavy industrial." Again, the categories are useful but a full reconsideration should be made of the permitted uses, with and without use permits, that are now sanctioned. The light industrial classification should cater to such uses as auto body and painting shops, sheet metal outlets, cabinet shops, farm equipment sales, lumber supplies, van and ~~storage~~ warehousing, etc. The heavy industrial classification would permit contractors and corporation yards, batching plants, sand/gravel yards, open air processing, etc.

G. Combining zones dealing with a variety of land uses should be revised to more closely support the General Plan land use objectives. Developmental incentives may prove of great value to plan implementation if correctly built into the combining zone mechanism.

H. Zoning classifications having special purpose such as floodway, planned development, public facility civic, or floodplain are useful designations to be applied in accordance with a plan and to deal with special circumstances or to strengthen the General Plan. The ones provided in the 1977 zoning ordinance constitute a good basic inventory.

However, an additional zoning classification should be developed to deal with environmental hazards review. It is suggested that a Hazards Review Overlay Zone be established based on the Environmental Constraints map. Such an ordinance should contain provisions which require that parcels located within such a zone undergo a detailed hazards review and obtain a conditional use permit which addresses relevant hazards.

Specifically, said ordinance would:

1. Require, in hazards overlay areas, the dedication of and provision for areas to be maintained in fire breaks, including brush clearing and appropriate set-back and/or fuel loading modification, green belts and fire access routes with standards subject to review for adequacy by Fire Chief and California Department of Forestry.

2. Establish slope stability areas for areas with, or directly adjacent to, slopes of 5 horizontal to 1 vertical (20 percent or greater) in geologic units susceptible to slope failure and for areas of mapped landslides. Such areas shall require the preparation of a detailed geologic hazards report per standards set forth in the Safety and Seismic Safety element.

3. Establish appropriate geologic hazards review procedures for permits in areas in which such hazards may exist. Determination will be based on the Environmental Constraints Map.

4. Require abatement, through reconstruction, renovation, removal or demolition; structures found to be a fire hazard following structural evaluation by authorities cited in 1. above. Such abatement shall follow at a reasonable time period following such evaluation by authorities. Definition of "reasonable time" shall be at the discretion of local legislature or appointed planning commissions.

VI. Subdivision Ordinance

The subdivision ordinance in its present form is adequate and consistent with the requirements of the revised General Plan. However, at the time new design standards are developed, it is recommended that they be included or incorporated by reference into the subdivision ordinance. Local construction industry and public review of potential cost saving changes is recommended in the Housing section of this report.

VII. Environmental Review

The present City Environmental Review Resolution implements the provision of the California Environmental Quality Act (CEQA) and implementing regulations of the California Resources Agency.

In order to remain in conformance with the provision of CEQA, the resolution should be revised, where necessary, based on the most recent amended version of that Act. A process of revision should be undertaken automatically as changes in CEQA become effective.

When the Coastal Commission completes the Fort Bragg Local Coastal Program now being undertaken, it will need to be assessed for impact on the City's environmental review policies. Also, local construction industry and public review of potential cost saving changes is recommended in the Housing section of this report.

VIII. Building Code and Enforcement

The City uses the Uniform Building Code (UBC) as its building code. The UBC should be sufficient to meet the needs of the City under the revised General Plan.

Consideration should be given, however, to the proposed energy-conserving construction techniques, solar technology and special environmental needs (i.e., for weatherization, passive solar, etc.) mentioned in other sections of this document. Those policies might be written as separate documents or incorporated into the building code as deemed appropriate. Also, local construction industry and public review of potential cost saving changes is recommended in the Housing section of this report.

IX. Intergovernmental Relationships

This section is concerned with the process of integrating the General Plan into the larger geographic and political environment in which it functions.

This topic can best be approached by breaking down the environment into its constituent parts and addressing the requirements of each separately. Below, then, are listed the types of agencies that typically play a role in implementing the General Plan.

1. Cities and Counties

Because jurisdictional and planning boundaries overlap, there is mutual concern for those overlapping areas; hence, cooperation between the City of Fort Bragg, its neighboring cities and towns and the County of Mendocino is essential. Beyond the requirement that the City submit its plan document to neighboring jurisdictions and to the County, there are certain specific steps being recommended. They include:

a. The City of Fort Bragg should request the County of Mendocino to adopt the City's General Plan as a part of the County's General Plan.

b. The City of Fort Bragg should submit to the County a proposal for joint review of the following projects when they occur outside city limits but within city planning area boundaries:

- Major subdivision proposals
- Issuance of use and building permits for major commercial developments
- All changes in zoning
- All County General Plan amendments

c. The City of Fort Bragg and the County of Mendocino should jointly act on the recommended safety, seismic safety and noise monitoring needs which extend beyond the city limits.

2. Special Purpose Agencies

a. Local Agency Formation Commission

The City Council is currently recommending to LAFCO that the General Plan map "planning area" be the "sphere of influence" for Fort Bragg. It is suggested that if any change is made in this recommendation, it is that the "sphere of influence" be made larger than the planning area.

On the issue of annexation, it is recommended that the City require concurrent annexation to the Municipal Improvement District. Ultimately, the boundaries of the City and the M.I.D. should be coterminous.

b. Community Development Commission

The history of cooperation between the City and the CDC in the area of housing assistance and rehabilitation is acknowledged, with the suggestion that it be continued as long as it is mutually beneficial.

c. Municipal Improvement District

As was mentioned above, a goal of the general planning process is the eventual identity of City boundaries and the boundaries of the M.I.D.

3. Regional Agencies

The Coastal Commission is currently developing a Local Coastal Plan for Mendocino County with a separate plan for the City of Fort Bragg. Coordination here will assure consistency in planning for coastal development.

4. State Agencies

There are many State management, regulatory, planning and assistance agencies with which the City cooperates. Those with planning programs which impact the City of Fort Bragg, such as CALTRANS, the Department of Water Resources, the Department of Parks and Recreation, the Office of Planning and Research, etc., should be advised of General Plan policies in their areas. Additional coordination with Caltrans concerning traffic improvements needed on Highway One between Cypress Street and the Hare Creek bridge is especially needed.

5. Federal Agencies

U.S. Department of the Interior Plans for offshore oil drilling along the Mendocino Coast should be monitored closely. If such drilling is allowed to proceed it could have major impacts on life in Fort Bragg.

K. Planning Procedures and Data Base Maintenance

This section deals with the types of information the City will need in future planning programs and the procedures required to implement them.

In the development of this General Plan some discrepancies were noted between known new construction activity and the number of new housing units indicated on State Department of Finance reports. It appears that the method used for reporting new units constructed in the City of Fort Bragg shows units under construction as already being available in the housing market. This tends to overstate vacancies and/or population, especially in years of high construction activity. This matter can probably be worked out administratively thru discussions with the State Department of Finance and the City Planning and Building Inspection Departments.

Much can be gained for a community by maintaining an up-to-date statistical profile of the community. Such a profile provides information to aid in administrative and legislative decision making. It provides information often needed for grant and other funding requests, and provides a central pool of information to make the preparation of environmental impact reports and other planning studies more efficient.

Data should not be gathered for which there is no immediate purpose, unless there is a potential for its being needed in the future and it is relatively easy to gather and compile. Thus the first step in developing such a data base is determining what information is useful and for what purposes. A second step should be managing the data sources. Often otherwise insignificant changes in the way data is originally recorded can make enormous differences in the cost and usefulness of compiling that data later. For example, if planning and building permit forms are thoughtfully designed, information on commercial square footage expansion, the number of new dwelling units, etc. can be compiled quite easily later.

The third step is determining how to summarize the data. Tables and reports that are well thought out take longer to prepare initially, but may go without revisions in the format or basic content for years. This not only makes their preparation annually quite inexpensive, but also provides a more useful historical data base than reports that change format, definitions, and content from one year to the next.

The Community Profile prepared in conjunction with this General Plan revision can act as a starting point for a community data base. Still, it was not prepared for that purpose and should be reviewed to determine what additional data is needed, what data that was included is not needed and whether information should be presented in a different format. A systematic process for keeping that information current should be developed by the City. One alternative is to have it be developed annually by City staff. Another alternative is to contract with a consulting firm for the updating work. Many cities use the forum of the annual planning agency report to include such statistics. Others maintain a separate report series. However it is done, it should be accomplished so that there is continuity from one year to the next.

Lastly, at the time of the next U.S. Census (1985 or 1990) the City should investigate the cost of and consider contracting with the Census Bureau for smaller area (e.g. block) statistics. Such statistics can make planning programs and grant applications much more effective.

XI. Historic Preservation

A. Organization and Policy Framework

The first step in an historic preservation program is conducting a comprehensive survey and inventory of the area's historic and cultural resources. This would complete the work begun in the Historic Preservation Element of the General Plan.

Such a survey could be conducted under the auspices of a designated Community Preservation Board, as has been the practice in many communities undertaking historic preservation projects. A community preservation board is generally an appointed citizen board with certain specified powers and functions relating to the direction and administration of a historic preservation program.

The powers, responsibilities, and functions of the community preservation board are usually spelled out in an historic preservation ordinance. This local ordinance embodies the city's commitment to historic preservation and sets out the steps it will take to protect that commitment. It usually includes:

1. A statement of purpose or the reasons (social, cultural, economic, etc.) for preservation. Essential here is a general welfare clause to establish that preservation is in the public interest and is a public benefit.
2. Operational definitions of essential terms, such as "landmark", "historic district", "cultural resource", and jurisdictional terms such as "alteration", "improvement", "demolition", etc.
3. Establishment of the preservation board; describing its role, authority, composition (usually persons with demonstrated interest, experience or professional qualifications) and other matters relating to board functioning.
4. Powers of the board:
 - o Reporting lines (usually directly to elected officials) and budget allocation (if any)
 - o Responsibilities to undertake a comprehensive survey and to establish (in an advisory capacity) the criteria to be used in designating landmarks; conducting the designation process and setting up additional categories for sites and structures worthy of recognition and protection.

(NOTE: Criteria must be clear, non-arbitrary and must be adopted by locally elected officials. The ordinance must contain the step by step process of

designation--how criteria are tested, notification of property owners, public hearings involved and appeals process. Criteria must be firm and due process guaranteed).

- o Authority may also be granted to deny or delay proposed changes to or demolition of designated landmarks for some period of time, as well as to perform other specific review and approval functions.
- o Responsibility to develop educational and awareness programs, and to participate in adapting existing codes, procedures and planned or adopted programs to reflect historic preservation policies and goals.
- o Responsibility to explore funding and grant source to facilitate preservation efforts.

5. An environmental review section including a statement that it is public policy to place cultural resources within the environmental review protections offered by the California Environmental Quality Act.

6. A governmental coordination section including a statement that it is public policy to establish cooperation within the divisions of a jurisdiction, including the plans and policies of historic preservation.

7. A statement about penalties and severability.

B. The Survey and Inventory

The two broad policy options which will face the community--either directly or through an established community preservation board--are:

1. a program aimed at the preservation of individual sites and structures;
2. a program of preservation/restoration based on the establishment of historic districts which may include commercial areas.

Since these are not mutually exclusive options, they can be implemented individually, simultaneously, or in phases, depending on the nature of the historic resources and community sentiment. There appear to be sufficient historic and cultural resources in Fort Bragg to warrant close examination of both alternatives.

The first step in making a decision is to conduct a survey and inventory of existing resources. A survey is the gathering of data on the historical and physical character of community, its specific sites and structures. An inventory is a selective list of sites and structures chosen from the survey by evaluating survey results using set criteria. The survey/inventory process is an undertaking requiring careful planning, coordination of human and capital resources and, to some degree, professional expertise. An excellent reference in planning this type of survey is Guidelines for Local Surveys: A Basis for Preservation Planning, published by the National Register of Historic Places, Office of Archaeology and Historic Preservation, U.S.

Funding for the survey can be requested from a number of public and private sources. An annotated list of funding sources is included at the end of this section. Continuously updated information on funding for historic preservation is available from the State Office of Historic Preservation, P.O. Box 2390, Sacramento, CA 95811.

A completed survey and inventory will reveal the extent and limits of the city's historic and cultural resources. It will then be up to the community--through its preservation board, should there be one--and local officials to select from the alternatives and develop a course of action.

C. Registering Historic Resources

In the design and conduct of the survey and in developing the inventory attention should be paid to the criteria for placing historic sites and structures on the National Register of Historic Places. The National Register is a division of the Office of Archaeology and Historic Preservation in the U.S. Department of the Interior. Established in 1935 and expanded in 1965, the National Register was designed to be the authoritative guide to be used by Federal, State, and local government as well as private groups and citizens in identifying the nation's historic resources.

Sites and structures are usually listed in the National Register through nomination by the State Historic Preservation Officer. Candidates for listing are evaluated in terms of established criteria, listed at the end of this section. Properties listed or determined to be eligible for inclusion in the National Register are afforded certain legal protections and are eligible to receive a variety of grant and loan funds provided by the Federal government as well as receiving tax advantages under the 1976 Tax Reform Act.

Recommended survey and inventory forms are provided by the State Historic Preservation Officer because they serve the dual purpose of data gathering for the local inventory and also provide information required in the determination of eligibility for National Register listing.

Besides the National Register there are two other methods of registering historic resources, both administered by the State Office of Historic Preservation. Properties of statewide historical interest can be named California Registered Historic Landmarks and are eligible for bronze plaques. Points of Historic Interest are locally significant properties. Information on all three programs is available from the State Office of Historic Preservation.

D. Alternative I: Preservation of Individual Sites and Structures

Since a preservation ordinance would provide the community with criteria and guidelines for designating historic landmarks, the task of implementing alternate one will be simple -- if such an ordinance has been adopted. The procedure would be to develop an inventory of those structures which fall within the stated criteria for landmark designation. A list of locally designated landmarks would be produced, structures (and/or sites) which could then be protected by other provisions of that same ordinance. Such a list should then be included in the City's Historic Preservation Element.

Application for listing in the National Register might be made for qualified sites and structures.

Concurrent educational and awareness programs could be developed to share with community residents the results of the survey process. A publication along the lines Mr. Will Kelsey's walking tour (Historic Fort Bragg: An Outdoor Walking Tour, published by the Mendocino County Museum and the Georgia-Pacific Corporation) might be developed since photographs, bits of history and description, graphically tie together the local elements that make the city's history unique.

The City might want to examine the possibility of establishing a revolving fund for historic preservation or consider the use of easements and other methods of preserving historically valuable structures. The bibliography at the end of this section can be consulted for reference materials on these topics.

E. Alternative II: Establishing an Historic District

The establishment of an historic district is a potential outcome of the survey. Historic districts are generally defined as those parts of an urban community which contain a large number of structures with historic and architectural value to the community.

Fort Bragg appears to have extensive potential for establishing an historic district in the downtown area. What is historically and architecturally unique about this area is that, unlike most historic commercial districts which are typified by concentrations of commercial structures of varying age, architectural style and quality, the Fort Bragg central business district reflects just the opposite: a grouping of temporally uniform, architecturally interesting and commercially occupied structures, all of which were re-built on the ashes of a commercial center destroyed by earthquake and fire in 1906.

Like many other older central urban areas, Fort Bragg's downtown area faces pressures to grow and change. A decision to restore this central area to its greatest commercial, economic, and visitor-serving potential, while at the same time preserving its historical uniqueness and small-town, country feeling, could be implemented by a program based on its designation as an historic commercial district.

If community decisions favor creation of an historic commercial district, a planning program would be required to determine such things as district boundaries, restoration criteria and design features, as well as considering the land-use, circulation (pedestrian and vehicular), public improvement, open space, and the other policy implications of establishing such a district. Funding is available for such projects; the annotated listing below includes sources of funding for such planning studies, as well as for undertaking the actual structural or other improvements.

F. Funding Sources

1. For Planning and Comprehensive Survey Programs

a. Community Development Block Grants: Title I of the Housing and Community Development Act of 1974 provides for block grants to communities for preservation programs, including the development of a historic preservation plan, studies for the adoption of regulatory or protective ordinances, etc. The community can familiarize itself with the local application process by contacting the U.S. Department of Housing and Urban Development. (NOTE: These funds can be used to match funds granted under the National Register Grant-in-Aid Program, listed below).

b. Comprehensive Planning Assistance 701: U.S. Department of Housing and Community Development grants which may be used for the following preservation-related activities: development of criteria for evaluation of historic properties; surveys of historic resources; identification of historic properties subject to destruction and/or deterioration; and preparation of an historic preservation program outlining action needed. (NOTE: This is only a partial list of applicable uses). Contact HUD for application details and deadlines. Applications must originate from local government entities.

c. American Architectural Heritage Program: The National Endowment for the Arts offers grants for historic preservation. Priority is given to projects that attempt to adapt historic buildings and districts for community enrichment. Grant money is to be used for planning and design only. Contact the American Architectural Heritage Grants Office, Architectural and Environmental Arts Program, National Endowment for the Arts for details.

d. Grants in Aid under the National Historic Preservation Act of 1966: U.S. Department of the Interior through the National Park Service provides 50% matching funds for acquisition, rehabilitation, restoration and preservation of districts, sites, buildings, structures, and objects significant to a community's history, architecture and archaeology. Disbursed by the State Office of Historic Preservation, typically 70% of available funding is reserved for preserving sites listed on the National Register of Historic Places; the rest available for local survey programs. The local match can be in the form of in-kind services; HUD Community Development Block Grant funds and Revenue Sharing funds can be used to match. Contact the State Office of Historic Preservation for details.

2. For Consultant Services

a. Consultant Service Grants: Matching grants to non-profit or public member organizations funded through the National Trust for Historic Preservation to help pay for consultants on preservation problems. Grants in 1978 averaged \$1000 to \$2000 and supported projects such as historic district and property feasibility studies. Contact the National Trust for Historic Preservation (San Francisco office) for details.

b. City Spirit: Another National Endowment for the Arts, Architectural and Environmental Arts Program, this offers professional advice in community plans for preservation. Any private or public tax-exempt unit may apply. Contact City Spirit for details.

3. To Develop Educational Programs

a. National Theme Awards Program: National Endowment for the Arts, Architectural and Environmental Arts Program making grants for planning and organizing projects in the field of architecture and urban design. This program may fund a variety of activities relating to historic preservation, but the projects must be related to the enhancement of a community's special settings, places, and areas that give it a unique character and distinguish it from other communities.

b. Museums and Historic Organizations Program: National Endowment for the Humanities grants for interpretation of historic sites. The aim of this program is to support museums and historical groups' efforts to convey and interpret historic and cultural knowledge to the general public. Contact the National Endowment for the Humanities for details.

4. Action Programs

a. Urban Development Action Grants: U.S. Department of Housing and Urban Development program established by the Housing and Community Development Act of 1977. Projects involving preservation will be eligible for funding; however, they must be broadly conceived and intended to provide economic stimulus or physical improvement in an area. Eligibility requirements may eliminate smaller communities; contact HUD for specific eligibility criteria.

b. Comprehensive Employment and Training Act: U.S. Department of Labor program which grants funds to certain local government agencies to finance manpower programs. CETA has the potential for substantially assisting certain disadvantaged or unemployed residents who could be employed to do survey and other preservation-related work.

c. Youth Community Conservation and Improvement Program: U.S. Department of Labor, CETA program providing funds for communities to hire young people to undertake labor intensive projects the community would not otherwise be able to do, such as rehabilitation of public facilities, neighborhood improvement, weatherization, and repair of low-income housing.

d. Historic Railroad Stations: National Endowment for the Arts and the Federal Railroad Administration will fund preservation projects relating to railroad stations of historic and/or architectural significance. Contact the National Endowment for the Arts and the Federal Railroad Administration for details.

e. Proposition 2, the Nejedly-Hart State Urban and Coastal Park Bond Act of 1976: Among other provisions, this bond act makes available monies for grants to cities, counties and districts to be used for park, recreational and historic acquisition and development purposes. Contact the State Department of Parks and Recreation for details.

f. Revenue Sharing: Federal assistance program which allocates funds to state and local governments. These funds can be used as a match for other programs. It is the responsibility of local preservationists to ask that these funds be used for preservation.

5. Loan Programs

a. Business and Industrial Loans: U.S. Department of Agriculture, Farmers Home Administration loans to any legal entity, including individuals, to support the development of expansion of business, industry and other sources of employment. Projects should be within rural areas or in cities of up to 50,000 population. Contact U.S. Department of Agriculture for details and historic preservation program applicability.

b. Community Facilities Loans: U.S. Department of Agriculture, Farmers Home Administration loans to government agencies for constructing, enlarging, extending, or improving public facilities in rural areas not exceeding 10,000 in population. Contact U.S. Department of Agriculture for details and historic preservation program applicability.

c. National Historic Preservation Fund: National Trust for Historic Preservation program which makes available low interest loans to non-profit or public member organizations to establish revolving funds for improving properties on the National Register of Historic Places.

d. Title I Home Improvement Loan: FHA insurance for loans made by private financial institutions to finance property improvements on residential or other property. Contact the U.S. Department of Housing and Urban Development for details.

e. Historic Preservation Loan Program: U.S. Department of Housing and Urban Development program which expands the existing Title I Home Improvement Loan Program by providing FHA insurance for loans to finance the preservation, restoration, or rehabilitation of residential properties listed in or determined eligible for listing in the National Register. Contact the U.S. Department of Housing and Urban Development for details.

6. Inducements for Preservation and Preservation Tools

a. Tax Reform Act of 1976: Section 2124 of the act entitled "Tax Incentives to Encourage the Preservation of Historic Structures", provides several incentives for historic preservation. The new incentives allow for the amortization of rehabilitation expenditures over a five-year period for National Register properties. A taxpayer who substantially rehabilitates a certified historic structure will be permitted a more advantageous method of depreciation. (NOTE: This is only a partial listing of the bill's provisions).

b. Tax Increment Financing: Through this technique, property taxes collected above a designated amount in a particular district are set aside for use only within the designated area. Money can immediately pay for any special needs of the area or may be invested for future use.

c. Revolving Funds: A technique to multiply funds, revolving funds can be established with block grants, national park service grants, National Trust funds, or other sources. Some systems acquire, preserve and sell historic properties; other systems are for preservation loans to owners. Proceeds return to the fund for other projects, so the funds and their impact are multiplied. See Revolving Funds for Historic Preservation: A Manual of Practice by Arthur Ziegler, et al, available through the National Trust Bookstore.

G. Information Sources

California Office of Planning and Research, Historic Preservation Element Guidelines (September, 1976). Contains guidelines for drafting an historic preservation ordinance, conducting surveys and developing community programs. Used in the preparation of this report.

National Register of Historic Places, Office of Archaeology and Historic Preservation, U.S. Department of the Interior, Guidelines for Local Surveys: A Basis for Preservation Planning (November, 1977). Written for professionals and non-professionals alike, provides detailed how-to-do-it information on the conduct of historic preservation surveys.

State Office of Historic Preservation. An invaluable source of information and assistance. It is suggested that liaison with this office be established as soon as possible. For information on the survey, contact Gene Itogawa at 916 322-8594, for information on the National Register listing program, contact Aaron Gallup at 916 322-8598, or write P.O. Box 2390, Sacramento, CA 95814. This office also produces a report entitled Sources of Historic Preservation Funds used in the preparation of this document.

National Trust for Historic Preservation. Established in 1949 to encourage public participation in historic preservation, to receive and manage sites, and to receive and manage financial donations. Advice on preservation issues is available as well as publications (through the National Trust Bookstore). In San Francisco, contact John Merritt at 415 543-0325, or write 681 Market Street, Suite 859, San Francisco, CA 94105.

Department of Housing and Urban Development (HUD). For information of their grant and loan programs, contact Regional Administrator, Region IX, 450 Golden Gate Avenue, San Francisco, CA 94102, or call 415 556-4752.

For specific information on the development of an historic district, see Preservation and Rehabilitation of a Historic Commercial Area, a demonstration study of the waterfront historic district, New Bedford, Massachusetts.

For step-by-step instructions on renovating older buildings with details on the identification of architecturally interesting features, see Rehabilitation Right: How to Rehabilitate Your Oakland Home Without Sacrificing Architectural Assets, City of Oakland Planning Department (available through the State Office of Historic Preservation).

G. National Register Criteria for Evaluation

The following criteria are designed by the U. S. Department of the Interior to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. that are associated with events that have made a significant contribution to the broad patterns of our history; or

2. that are associated with the lives of persons significant in our past; or

3. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

2. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

3. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

4. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

5. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration masterplan, and when no other building or structure with the same association has survived; or

6. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

7. a property achieving significance within the past 50 years if it is of exceptional importance.

XII. Safety and Seismic Safety

A. Flood Hazards

1. Adopt an amendment to Resolutions No. 602 and 603 to include Federal Flood Insurance Administration (FIA) Flood Zone Hazard Maps, dated October 1975.
2. Amend the Zoning Ordinance to include, by reference, maps cited above as standards.
3. Adopt the Environmental Constraints Map delineating new flood plain hazard areas.
4. Rezone areas indicated in 3. above with Hazards Review Overlay Zone.
5. Prepare specific contingency plans with appropriate service plans, standard operating procedures and checklists for use in the event of a 100-year recurrence interval inundation to be included in the City's Emergency Preparedness Plan. This should be done in coordination with the California Office of Emergency Services (OES), Mendocino County and the Emergency Flood Operation Branch of the Department of Water Resources.
6. Prepare table of contents and directory with easy locator tabs for specific elements of the City's Emergency Preparedness Plan, including amendments. That document should be available, current as sufficiently detailed and organized to act as an important life- and property-saving reference document in times of crisis.
7. Submit a report indicating that the above action has been taken, to Federal Flood Insurance Administration in accordance with amended Resolutions No. 602 and 603 and Office of Emergency Services Letter 3, dated April 1978.
8. Prepare 1980's program paper for submission to Flood Insurance Administration. Should include feasibility study for improvement of Fire/Police EOC function per the fiscal year 1976 program paper, and a public awareness program for newly prepared flood contingency plan.

B. Fire Hazards - Rural and Urban/Rural Interface

1. Designate high wildland fire hazard areas in open space, large lot or cluster development.
2. Include in the City's capital improvement program provisions for necessary improvement to road and street system in high fire hazard areas.

C. Urban Fire Hazards

1. Adopt latest edition of the uniform fire code.

2. Prepare and carry out a comprehensive program for structural evaluation of fire hazards; begin with those wood frame structures constructed earliest. Special consideration should be given to structures which are designated for historic preservation and, where feasible, such structures shall be renovated rather than removed or demolished.

3. Contact Insurance Services Organization (ISO) and request assistance in developing management options plan for improvements to Fire Services and organization. Specifically request assistance that would avoid the imposition of divergence charges based on further differential points (currently equal to 301).

D. Seismic Hazards

1. In cooperation with County of Mendocino, participate in the formulation and operation of Geotechnical Advisory Board.

XIII. Noise

A. The City of Fort Bragg should, in conjunction with the County of Mendocino, prepare and maintain an on-going noise-monitoring and assessment program that will establish noise contours around those secondary noise generators and noise sensitive areas identified within the City which are not at this time deemed significant but which, in the estimation of the local authorities, hold the potential for becoming significant in the future.

The noise-monitoring and assessment program should produce data on existing and projected noise contours as well as data regarding the numbers of persons exposed in the increments of noise monitored and projected. Noise generators in this category are described as those major arterials and collectors for which data currently does not exist. This includes specifically the area around Sherwood Road, Cedar Avenue, and Chestnut Avenue and Dana Street. Furthermore, that the City and County request that those private parties and agencies operating potentially significant noise generators provide them with the contour specified in the guidelines. Primary on these lists of private parties and agencies would be the Georgia-Pacific Mill, with specific reference to the logging roads which emanate from the mill northward and eastward, as well as the principal activity nodes located throughout the mill site.

B. That the City in cooperation with the California Western Railroad and the Federal Railroad Administration develop specific noise contours for those areas surrounding the railroad right-of-way to the north of town bordering Pudding Creek.

C. That the City regulate future land uses, within the projected 1995 60 Ldn noise contour (set forth on the map entitled "Environmental Constraints") so that uses which are noise sensitive or noise generative are required to achieve the desired levels of noise reduction.

D. Furthermore, once the contours are established around the secondary noise sources, which at this point are not major and significant, the same rule as in C. above shall be applied. This will insure that the unmitigated noise sensitive or noise generative uses will be restricted from within those 60 Ldn noise contour levels surrounding those secondary noise generators.

XIV. Housing

Housing element guidelines require that housing elements include a comprehensive problem-solving strategy which ". . . sets forth the course of action which the locality is undertaking and intends to undertake to effectuate [the] goals, policies and priorities" of the housing element.

1. Annexations

1. At the present time, the City should actively encourage annexation proposals which would increase the amount of land available and suitable for housing development within the city limits. Such annexation proposals should be encouraged; however, consistent with overriding existing City policy, the City should continue to avoid putting itself in the position of appearing to "force" annexations that do not have the support of the people in the area. Annexation to the east of the City is most appropriate for providing additional sites for housing and should be encouraged to the extent that persons in that area wish to come into the City.

2. Public Services

Public services, e.g. water, sewer and streets, should be made available to land suitable for housing development as soon as it becomes feasible for such housing development to occur.

3. Development Fees

As assessments and fees are being determined for housing developments, great care should be taken to insure that such developments are not charged amounts that should properly be paid by the entire tax base, rather than the residents and developers of the new housing. Public services and facilities impacts may be "direct and immediate" or may be "cumulative and long-term". A detailed fiscal analysis is beyond the scope of this document; however, if City general tax revenues are adequate to fund, on a long-term basis, the cumulative, long-term costs of development, a policy of charging new residential development only for the cost of direct and immediate impacts should be considered.

4. Housing Standards

Subdivision design and building code standards (including Mechanical, Electrical Codes, etc.) and environmental review procedures have a strong effect on the cost of housing in a community. While many such standards and procedures have a firm basis in the maintenance of public safety, aesthetic and other community values, other provisions may become outdated and remain in effect simply because of inertia. Local construction trade and professional persons usually have the clearest insight into the specific cost-consuming provisions of local ordinances that may not be needed locally. Bringing such persons together with members of the general public and local government to recommend changes to subdivision design and building code standards is a process that can contribute to cost-efficiency, good community design and livability, and energy conservation. Such a Task Force on Housing Standards should be formed with a clear, concise purpose and brief but reasonable life-span and could include persons from the following groups: local contractors,

real estate agents, architects, civil or structural engineers, energy conservationists, low-income groups, the County Community Development Commission and members of the City staff, Planning Commission, City Council and of the general public.

5. Subsidies for Rehabilitation and Other Housing Needs

The City has actively supported and cooperated with the County Community Development Commission (C.D.C.) in applying for and receiving non-local funding for housing rehabilitation and construction assistance. Within the past three to five years, funds for subsidizing the rehabilitation of about 35 units and for construction of about 100 subsidized units have been obtained for improvement of Fort Bragg's housing stock. Preliminary data from the 1980 census indicate that vacancy rates in the City have been raised substantially above the rate estimated at near one percent two to three years ago, to the four to six percent range currently. Again this year \$168,000 in housing rehabilitation grant funds have been applied for jointly by the City and the C.D.C. for rehabilitation of some 25 homes. There are also presently roughly 75 households under the Section 8 program. Other present and recent housing programs include: exterior house painting assistance, housing counseling, and weatherization assistance.

The City should continue to seek housing assistance funding, largely in cooperation with the County Community Development Commission. Such funding should:

- a. Emphasize programs that provide subsidies to needy individuals, wherever they may choose to live, in preference to (but not excluding) programs that produce isolated low-income housing developments.
- b. Emphasize rehabilitation programs that will assist in the upkeep and upgrading of Fort Bragg's many older homes and old neighborhoods.
- c. Focus initial rehabilitation efforts in the downtown area, because much of the deteriorating housing is there, and because such a focus will aid in economic development efforts and provide additional low and moderate-income housing near employment centers.
- d. Avoid concentrations of low-and moderate-income subsidized housing, such as could exist in the Cypress Street area.

6. Housing Assistance Planning

Representatives of the C.D.C. and the City, as well as from the general public and other low-income and housing assistance groups, should meet to jointly develop an overall annual plan for the numbers, types, and location of housing assistance in the ensuing year.

7. Rehabilitation Information

A member of the City staff should be trained in housing rehabilitation programs and procedures. The level of training should be determined after discussion with the C.D.C. concerning what programs they can offer in Fort Bragg. Thus, the City and the C.D.C. should cooperatively advertise and provide a Rehabilitation Information Service whereby any Fort Bragg resident considering rehabilitation knows where to call (probably the City) to obtain advice concerning financing and undertaking rehabilitation. Such a phone call may lead to an initial advisory inspection of the property, to a referral to persons prepared to take an application for rehabilitation assistance or to one of the other rehabilitation assistance programs, e.g. the exterior house painting program.

This program could also provide some referral or other information concerning commercial rehabilitation, energy conservation advice and advisory safety inspections, some of which have been discussed in other parts of this report.

XV. Energy Conservation

Fort Bragg stands at an elevation of 80 feet above sea level; the annual average temperature is 53 degrees F. The coldest month of the year is January, with a 40-year annual average temperature of 48 degrees F; the warmest month is September, with an annual average reading of 57.3 degrees F. Energy conservation measures relating to the needs for home and commercial heating could involve considerable saving in energy in a cool climate area such as Fort Bragg.

One approach would be the establishment of public policy favoring energy conservation, such as:

A. Subdivision Ordinance and Building Code provisions specifying the following energy conservation measures be followed:

1. Technologies that increase the thermal resistance of a structure, e.g. sufficient R-value insulation;
2. Technologies that maximize the positive effects of climatic conditions, e.g. south-facing windows; and, where warranted for cooling effects
3. Technologies that reduce climatic conditions such as mechanical shades, awnings or vegetation.

B. An action program for conservation within the City including:

1. Community awareness -- to explain the processes, advantages and local relevance of energy conservation. Uses newspaper articles, radio spots, displays in library, at schools, posters, contests in City for best energy-saving idea, etc.
2. Weatherization -- for seniors and low- and moderate-income families there is assistance available through subsidized government funding of materials and use of C.E.T.A. labor.
3. An ordinance protecting the "solar rights" of homeowners with installed solar devices. Prohibited would be environmental changes which blocked these devices from access to the sun.
4. The energy conservation improvement of City roads and infrastructure to encourage non-gasoline based transportation, such as:
 - a. "Safe lanes" for bicyclists and sidewalks for pedestrians
 - b. "Park and walk" areas surrounding shopping and employment centers with clearly identified connecting footpaths
 - c. Awnings and protective sidewalk covering for pedestrians.



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